

A regular meeting of the Town of Moreau Town Board was held at 7:03 p.m. on July 29, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person and called to order by the Supervisor at 7:03 p.m. with an attendance roll call and the Pledge of Allegiance.

PRESENT:	John Donohue	Councilmember
	Mark Stewart	Councilmember
	Jesse A. Fish, Jr.	Supervisor
ABSENT:	Laura Garrant	Councilmember
	Patrick Killian	Councilmember
ALSO PRESENT:	Erin Trombley	Town Clerk
	Elizabeth Bennett	Confidential Secretary
	Reed Antis	Town Historian
	Glen Bruening	Town Counsel

OTHERS PRESENT: Elizabeth Belair, Hayley Gundersen, Bruce Lant (So. Glens Falls Fire Co.), Maureen Dennis (Schermerhorn Real Estate Holdings), Alex Portal (Post-Star)

UPCOMING EVENTS & ANNOUNCEMENTS

Supervisor Fish said the new Town website would launch the following Monday. He also said that since the Town Board meeting had been rescheduled from the 28th, the public hearing for proposed Local Law #3 of 2026, needed to be rescheduled. He asked the Town Clerk to read the resolution. She read:

“**BE IT RESOLVED**, that the Town Board hereby sets a Public Hearing for the proposed Local Law 3 of 2026 at 7:01pm on Tuesday, August 11, 2026.”

Resolution 252-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

PRIVILEGE OF THE FLOOR

No comments were made.

OLD BUSINESS

No old business was discussed.

BUILDING, PLANNING & DEVELOPMENT DEPARTMENT

478 Fortsville Road

Supervisor Fish said the new owner of 478 Fortsville Road has worked with Code Enforcement to get the property cleaned up. He said they had been to court, but decided to make an agreement rather than spend money on additional court proceedings. He said the Town would rent dumpsters and put a lien on the property for the expense. The Town Clerk read the following resolution:

“BE IT RESOLVED, that the Town Board hereby authorizes the rental of 30-yard dumpsters from Casella Waste for the purpose of property maintenance clean up at 478 Fortsville Road provided that the owner agrees that such cost shall be a charge upon the property if not paid before the tax levy is made; and

BE IT FURTHER RESOLVED, that the Town Board authorizes the Supervisor to sign the enter into a Settlement Agreement with the property owner of 478 Fortsville Road to discontinue the enforcement action in Town Court if the owner cleans up the property within 30 days of delivery of the dumpsters and agrees that the cost of the dumpsters shall be a charge against the property or otherwise reimbursed to the Town.”

Resolution 253-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Discussion: Councilmember Stewart asked if the person had 30 days to pay the expense or if it would automatically become a lien. The Supervisor said it would be a lien. Attorney Bruening said the owner would have until November to pay.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Grant Application, Recreation

Supervisor Fish said the Town has an engineering grant in the works for building a road into the Recreation Park from Fort Edward Road. The Town Clerk read:

“WHEREAS, the Town of Moreau is submitting a grant application to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) under the Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage; and

WHEREAS, the proposed project, known as the Betar Park Access Project, will significantly enhance the Harry J. Betar Recreation Park through the construction of a new access road, extended trails, and green stormwater infrastructure to improve public access, safety, and environmental resilience; and

WHEREAS, as a requirement of the OPRHP EPF grant program, the Town of Moreau shall commit to providing a local match of 25% of the total eligible project costs;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Moreau hereby authorizes and directs the Building, Planning and Development Office to submit grant application through the

Consolidated Funding Application (CFA) process to the NYS OPRHP EPF program for funding for the Betar Park Access Project; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Moreau formally commits to providing the required 25% local match of the total eligible project costs, utilizing a combination of the General Fund, H&T Recreation Capital Account Funds, in-kind labor/equipment, and local non-state grant sources (Saratoga County and private), should the grant be awarded; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby designated as the authorized representative to act on behalf of the Town of Moreau in all matters related to this application, including but not limited to the execution of the application, all necessary supporting documents, and the formal State of New York Master Contract for Grants if funded; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.”

Resolution 254-2026 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Grant Application, Rezone Phase II

The Supervisor asked the Clerk to read the following:

“WHEREAS, the Town Board of the Town of Moreau seeks to apply to the New York State Department of State (DOS) under the Environmental Protection Fund (EPF) Smart Growth Community Planning Program as part of the 2026 Consolidated Funding Application (CFA) process; and

WHEREAS, the DOS Smart Growth Community Planning Program provides vital funding for communities to update Comprehensive Plans, Subdivision Regulations, and perform comprehensive Zoning Updates; and

WHEREAS, the grant program offers funding to cover up to 90% of all eligible project costs associated with the aforementioned land-use and planning updates. requiring a 10% local match from the municipality; and

WHEREAS, the Town of Moreau seeks to aggressively modernize town land-use regulations and further the development of comprehensive zoning updates for Phase II of the Rezone Moreau initiative, building directly upon the groundwork_ and community feedback established during the 2026 Rezone Moreau Phase I Public Participation effort; and

WHEREAS, these critical zoning updates will align with and _facilitate the goals of the adopted but never codified 2019 Comprehensive Plan, the 2014 Transportation Study, the 2008 Local Waterfront Revitalization Program (LWRP) Plan, and the 2014 Farmland Protection Plan, all of which the Town Board hereby reaffirms as valid, applicable, and appropriate guiding documents;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Moreau hereby authorizes the submittal of an application by the Building, Planning and Development Office Resolution to the NYS DOS under the EPF Smart Growth Community Planning Program for the Rezone Moreau Phase II project; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Moreau formally commits to providing the required 10% local match for this reimbursable grant should the funding be awarded; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to act as the official representative of the Town of Moreau to accept any grant funds associated with this application, and to enter into and execute a formal contract, as well as any long-term protection documents and other certifications as required by the State of New York upon award; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.”

Resolution 255-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

HIGHWAY DEPARTMENT

The Supervisor said the Village of South Glens Falls was working with the Town to apply for a grant to purchase a vacuum truck that the Village Town will share the use and expense of. The Town Clerk was asked to read the following resolution:

“BE IT RESOLVED, that the Town Board authorizes the Supervisor to sign the Intermunicipal Agreement with the Village of South Glens Falls for the acquisition of a vacuum truck.”

Resolution 256-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

RECREATION DEPARTMENT

Community Garden

The Supervisor said the Master Gardener who oversees the Town's community garden had submitted a request for a pH tester so the Town can test its own soil and not pay to have it done. He said she also asked for seeds to plant as a cover crop to improve the soil's nutrients.

The Clerk read:

"BE IT RESOLVED, that the Town Board authorizes the purchase of a GroLine Soil pH Tester from Hanna Instruments at a cost of \$155 and authorizes the purchase of 5lbs of Field Peas & Oats Cover Crop Seed from TrueLeaf Market at a cost of \$18.07, with both purchases to be paid from account the Community Garden account A7990.4, which has a balance of \$1,000."

Resolution 257-2026 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Commercial Use of Facilities

Supervisor Fish said they should discuss how to move forward with setting fees for people who charge to use Town Recreation facilities. He said this excluded tournaments. Councilmember Stewart said he had spoken with the Supervisor and Councilmember Donohue, and they were in agreement that they want the fields and batting cages to be used but in such a way as to cover the expense of maintenance and repair. He said it can and should be included in contracts for those that contract with the Town. He said that the rate should be different for tournaments and showcases run by not-for-profits. He said this would give the Town a way to support the leagues, and that the purpose of the additional fee is to offset the cost of replacing and maintaining fields and batting cages. He said nets needed to be replaced every 5-7 years because teams are using them and they get worn out. This is different than having to replacement them due to vandalism, he added. He also mentioned that baseball and softball organizations have raised funds to take care of this, and he wanted to find a good way to support them. The baseball batting cages were of special concern, he said, because they cannot be secured the way the softball cages can.

Councilmember Donohue agreed and said they want to see the equipment being used, but that those who profit from using the facilities should pay more. He said they were still in the planning stages of developing a fee schedule and finding ways to secure facilities so they aren't open 24 hours a day, 7 days a week. He said if the fees more than covered the expenses of maintenance, maybe they could add another field in the future. The Supervisor agreed that wear and tear do happen and they were working out details.

SUPERVISOR'S OFFICE

Supervisor Fish said Bookkeeper Smith had been in touch with the Comptroller's office who had some questions about some figures from 2025. He said Ms. Smith wanted an auditor to help address the concerns and reached out to other municipalities' CPAs to get quotes. He added the Councilmember Donohue informed him that Glens

Falls had a regular charter to have their books audited annually. He suggested they budget for a service of this nature for the Town in the future. He said the firm Ms. Smith would be working with the same people the Comptroller's office uses for this type of review. Councilmember Stewart said he agreed particularly with the Board potentially turning over every two years. He said using the same firm who the Comptroller's office works with was a good idea to ensure funds are accounted for properly each year, and agreed with budgeting for it annually. The Town Clerk read the resolution:

"BE IT RESOLVED, that the Town Board authorizes the Supervisor's Office to engage with MMB & Co. for auditing services at an amount not to exceed \$3,500 to be paid from account A1320.4."

Resolution 258-2026 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

PRIVILEGE OF THE FLOOR

Maureen Dennis said in relation to items under the Supervisor's Office that audit services, consultation, and review are all different services. She said the quotes provided in the agenda documents reference consultation, in which case they would not provide audit assurance, and that their role would be advisory. She said this related to her comments from the prior meeting, saying effluent was flowing North to Glens Falls in 2022, that Hexion and Bluebird Terrace Mobile Home Park were being billed at the wrong rate. She said the 2024 costs were all allocated to Sewer District 1, extensions 1-4, which she called improper.

Supervisor Fish said he left (as Water Superintendent) the Town in 2021, the Bluebird terrace park was the first connected to the sewer line and routed to Glens Falls. He said that changed when the Wilton sewer line was approved. He said anyone sending effluent to Glens Falls should have been charged. Ms. Dennis added they should also have paid a buy-in fee. The Supervisor said that a buy-in was not charged if the line being installed went past the property and was connected at that time. Ms. Dennis asked if the 87 users on sewer extension 5 own it or if the Town owns it. On the question of when the Town would start charging users, the Supervisor said that Don Rhodes said it would be when everyone was connected to the line. Ms. Dennis said a district cannot be responsible for the expenses incurred in another district. She said the large increase in volume after 2022 needed to be looked at.

Ms. Dennis also asked for the name of the person at the Comptroller's office that said \$1 million fund balance was acceptable. She said she asked for it two weeks prior, and would submit a FOIL request if needed. Supervisor Fish said he would get her the information without the need for a FOIL request. Ms. Dennis also said 60-70% of the minutes from 2025 and some in 2026 had been revised without reline notation on them. Town Clerk Trombley responded that each set of revised minutes had a footnote indicating what had changed, and that she had begun redlining revised minutes retroactively, but she was short of staff and it takes time to do. Ms. Dennis mentioned that draft minutes are in published agendas. She said she sent a FOIL requested the letter from the Comptroller's Office because she wanted to know what was said that prompted an RFQ. She said she checked the Town site and local papers and could not located an RFQ. She said the agenda said the services were auditing services for \$25,00, but it should be \$75,000 if the services are auditing.

Confidential Secretary Bennett said there was no RFP because that requirement applies to municipal contracts over \$35,000. She said an RFP would be published later in the year for auditing of the 2026 books. She said the item on the agenda was not an audit but CPA services.

COMMITTEE REPORTS

Councilmember Donohue said O'Connor Construction had been working on the pickleball, tennis, and basketball courts at the Recreation Park. He said he was happy to see things happening with that.

Councilmember Stewart said his committees were on the agenda so he had nothing to add.

EXECUTIVE SESSION

The Town Clerk read:

“BE IT RESOLVED, that the Town Board resolves to enter into executive session to discuss ongoing litigation, contract negotiations and the employment history of a particular person.”

Resolution 259-2026 A motion was made by Councilmember Donihue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0. The Board entered Executive Session at 7:37 PM.

The Board ended the Executive Session at 8:12 PM.

The Supervisor announced that no action had been taken.

ADJOURNMENT

Resolution 260-2026 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Garrant	Absent
Councilmember Killian	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0. The meeting was adjourned at 8:13 PM.

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk